

## **NOTICE OF ACCELERATION AND TERMINATION**

Date: [Insert Date]

To: [Insert Tenant/Mortgagor Name]

Address: [Insert Property Address]

### **RE: NOTICE OF NON-MONETARY DEFAULT - ILLEGAL PROPERTY USAGE**

Dear [Insert Name],

You are hereby notified that you are in default of your [Lease/Mortgage] Agreement dated [Insert Original Date] regarding the property located at [Insert Address].

This default is based on the following illegal usage of the property: [Insert specific description of illegal activity or code violation]. This conduct is a direct violation of Section [Insert Section Number] of your agreement, which prohibits the use of the premises for unlawful purposes.

On [Insert Date of Cure Notice], you were provided with a formal Notice of Default and an opportunity to cure this violation. As of the date of this letter, the illegal usage has not been remedied, or the nature of the violation is non-curable under the terms of the agreement.

**ACCELERATION OF DEBT:** Because of your failure to comply with the terms of the agreement, the undersigned hereby exercises the right to accelerate the entire remaining balance of your [Loan/Lease]. The total amount of \$[Insert Total Amount] is now due and payable in full immediately.

**DEMAND FOR POSSESSION:** Your right to possession of the property is hereby terminated. You are required to vacate the premises and surrender all keys no later than [Insert Date].

Failure to pay the accelerated balance or vacate the premises by the dates specified above will result in immediate legal action, including eviction proceedings and/or foreclosure, to recover the property and all associated costs, including attorney fees.

Please govern yourself accordingly.

Sincerely,

[Your Signature]

[Your Printed Name]

[Your Title/Company Name]

[Your Phone Number]